

WINDSOR TOWNSHIP BOARD OF SUPERVISORS

August 20, 2012

1. The meeting of the Windsor Township Board of Supervisors was called to order by Chairman Dean Heffner at 6:00 p.m.

Those present: Dean Heffner, Paul Smith, Rodney Sechrist, Attorney Charles Rausch, Michael Hess, Jennifer Gunnet, Jeremy Trout, Kipp Allison and Deanna Coble. See the attached list of citizens present.

2. The Pledge of Allegiance was recited.
3. On the motion of Rodney Sechrist seconded by Paul Smith, the minutes of the July 16, 2012 meeting were approved. Motion carried. Three votes yes.
4. The following items of correspondence were presented:
 - A. Mrs. Gunnet advised that any Form U applications that had been received from Modern Landfill would be on the counter in the rear of the room.
 - B. Mrs. Gunnet advised that she has received a letter from Mike Zelger from Red Lion Recreation requesting a donation toward the 2013 fireworks. She stated that the request can be discussed during the budget workshops.
 - C. Mrs. Gunnet advised that she has received letters from the Kaltreider-Benfer Library and VNA Home Health thanking the Township for their donations.
 - D. Mrs. Gunnet advised that the Board has received a copy of the financial audit for 2011 for the Windsor Area Recreation Commission. There were no comments.
 - E. Mrs. Gunnet advised that she has received a letter from the Pennsylvania Department of Environmental Protection informing that the 2010 Recycling Performance Grant application has been processed. The Township will be receiving a grant in the amount of \$18,323.
 - F. Mrs. Gunnet advised that she has received a letter from the York County Solid Waste Authority regarding compliance with Act 108. The Act prohibits electronics from being disposed of in household garbage and takes effect in January 2013. The items are required to be recycled. She stated that the Township currently has an electronics collection once a year which a boy scout troop assists with as part of their community service requirements. She stated that she feels that it will need to be expanded. She added that she thought that a quarterly program may be sufficient. Mr. Smith advised that he feels that this is a time to promote programs that some companies, such as Best Buy, already have. Mrs. Gunnet noted that the companies that sell electronics will be required to have a recycling program.
 - G. Mrs. Gunnet advised that she received a letter from Representative Stan Saylor stating that they are looking for candidates for the Betterment Program for 2014 to 2016. She explained that the program is for the repair of state roads, which could include items such as paving, widening, storm water

controls. She commented that she feels Felton Road should be considered and asked if the Board had any other suggestions. The Board was agreeable to this road being submitted.

H. Mrs. Gunnet advised that she has received a letter from Yorkana Borough informing that they will be having a 100 year celebration on September 8th. There will be a parade and car show as well as other events.

5. Windsor Township Fire & Rescue – No one was present.

A. The next Fire Chief's meeting will be held on August 23rd at Yorkana.

6. York Area Regional Police Department – No one was present.

7. Dan Templeton – 2981 East Prospect Road – Signs & Sidewalks – Dan Templeton advised that as part of the land development plan he had approved, he was required to put sidewalks along Starview Drive and East Prospect Road. He stated that he has received a letter from the Township notifying him that the timeframe to install the sidewalks has expired. He stated that he understands that he is responsible for having them installed but it is not financially feasible for him to do it at this time. He noted that due to a portion of the work taking place on a state road, the engineering fees are very expensive. He added that he has been working on starting up a small business at the property.

Mr. Heffner questioned if it is necessary to have the sidewalks along East Prospect Road. Mr. Smith stated that they had been required to keep children off of the road when walking to Wisheaven Pool. Mr. Heffner commented that there was a section in between the pool and this area. Mr. Allison noted that it was never determined what would happen in this area. Mr. Smith stated that he feels the sidewalks are needed. He made a motion to give a one year extension to install the sidewalks. There was no second. Mr. Heffner stated that he feels that the 6 month note for installation of sidewalks should be honored. Mr. Allison advised that the Township has already given notice to take action on the 6 months. On the motion of Dean Heffner seconded by Paul Smith, the Board moved to withdraw the current notification and reissue a new notification when the decision is made that the sidewalks need to be installed within 6 months. Motion carried. Two votes no. Mr. Heffner voted yes.

Mr. Sechrist asked if there will be any road repairs or widening to this area of East Prospect Road in conjunction with the Route 24/124 road project. Mrs. Gunnet advised that the road improvements will not extend this far. The Board took the matter under advisement.

Mr. Templeton advised that there is an issue with water runoff across his property. Mr. Smith noted that the storm water is likely coming from the Meadow Hill Estates development. Mr. Trout commented that the pond at Wisheaven Condominiums has had problems in the past.

Mr. Templeton advised that he has received a Notice of Violation and citation for signage. Mr. Allison explained that this violation has been ongoing for approximately one year. He stated that he had sent several notices to Mr. Templeton informing him that he had not obtained a permit for signage as well as noting that he had too many signs. He stated that a permit had been issued for one of the signs. A total of two signs are permitted at the property but there were eight. Mr. Templeton commented that he has

spoken with other commercial businesses and people do not understand the regulations and how they are being enforced. He advised that the Township should be more lenient on small businesses. He noted that he is aware that the regulations are being rewritten and asked that the Board take this into consideration. Attorney Rausch asked Mr. Templeton what he had in mind for the new regulations. Mr. Templeton stated that he did not review the current regulations. Mr. Allison advised that the regulations for the new ordinance did not change much in regards to signage. However regulations were added for special events which would allow for additional signage during the event. He added that he feels the Township's regulations are reasonable. Attorney Rausch suggested that he provide his suggestions to the Board as soon as possible as the Ordinance is under review.

Mr. Templeton advised that Metro Bank has many signs. Mr. Sechrist questioned what zone Mr. Templeton's property is located within. Mr. Allison advised that it is the C- zone. He noted that Metro Bank is in a shopping center which has different regulations and the signage was installed under a previous ordinance as well. Mr. Heffner advised that the Board has received complaints in the past about too much signage being permitted. Mr. Templeton commented that his signage is not obnoxious. Mr. Allison noted that other businesses may not be so tasteful when installing signage. Mr. Templeton advised that he will work with Mr. Allison.

8. York Area Regional Police Department – Officer Crimmel was present. He did not have anything to report. Mrs. Gunnet advised that she had received an email asking for confirmation that there have been numerous break ins to unlocked vehicles in the areas of Allyson's Crossing, Royale Manor and Kendale Heights. She asked if this is true. Officer Crimmel stated that vehicle break ins are always an issue but he did not know off hand if there had been a rash. He commented that he would check into the matter and let Mrs. Gunnet know. There were no questions from the audience.
9. **Sewer connection – Freysville Road property owners: Palmer & Cynthia Ropp; Audie & Mary Roth; Dennis Peters (2 properties); & Curvin & Dorothy Thoman** – Attorney Timothy Ruth advised that he is representing Dennis Peters. He advised that Mr. Peters had not been required to connect to public sewer at his properties at 3145 and 3195 Freysville Road when Kendale Heights was constructed. He noted that there were no sewer laterals installed to either of these properties. In addition, due to the location of the gas and water mains and the requirements for separation distance between utility lines, it greatly increases the cost for the connection and also requires pumps. He noted that they have received a quote that estimates the cost between \$30,000 and \$40,000. Mrs. Gunnet advised that the Thoman property, 3215 Freysville Road, is affected by these same circumstances. Mr. Sechrist suggested granting a waiver to delay the connection. **On the motion of Rodney Sechrist seconded by Paul Smith, the Board approved to delay the connection to public sewer for the properties at 3145, 3195 and 3215 Freysville Road until the property sells, the property is subdivided or the septic system malfunctions. Motion carried. Three votes yes.**

Cynthia Ropp, 3090 Freysville Road, read from a letter that she had prepared. A copy of the letter was given to Mrs. Gunnet. Mrs. Ropp advised that she and her husband were not aware that there was a sewer line in front of their property. They have had no issues with their septic system and the connection will cause a financial burden as they are on a fixed income. She noted that she had spoken with Mrs. Gunnet and she advised her to come before the Board as they have the right to waive the connection. She asked the Board if they would be willing to grant this waiver. Mr. Sechrist stated that

there is a program from the County that can provide financial assistance for certain improvements and called upon Mr. Fromm to explain the program. Mr. Fromm noted that the program provides no interest loans to those who qualify. A lien is placed on the property and repayment is made once the property is sold. He added that he was not certain that this type of improvement would qualify.

Mr. Ropp stated that he was not aware that there was a sewer line in front of his home. Mr. Trout explained that a line was installed and a lateral was run for his property. Mrs. Ropp commented that she does not understand why they should be required to connect when their septic system has had no issues. She added that she does not understand why the Board would waive the connection for some but not all. She noted that even with a no interest loan, they will still lose money when the house is sold.

Dennette Ohl, the Ropp's daughter, advised that her parents are looking to having a waiver granted for the connection. She stated that they are aware of the OLDS program that will be going into affect and will comply with those regulations. She noted that not only will her parents have to pay for the installation of the sewer line, but they will have extensive property repairs because the sewer will need to go in the rear of their home, causing the driveway to be torn up.

It was the consensus of the Board for the Ropp's and Roth property adjacent to them to contact the York County Planning Commission to see if they would qualify for this program. Should they not qualify, the Board would take the matter under advisement. Mrs. Gunnet will assist the property owners with the process.

Audie Roth, 3100 Freysville Road, echoed the concerns of the Ropps. He stated that he would be fine with having the house connected to public sewer once it is sold but financially he cannot do it at this time.

10. Phil Holloway – Chapelwood Estates detention pond – Mr. Holloway was not present.
11. Attorney Stacey MacNeal – Proposed rezoning for Albert Howard properties – Atty. MacNeal advised that she represents the Albert Howard family who own approximately 150 acres between Freysville Rd. and Rt.124. The properties are proposed to be rezoned from R-1 to Rural Residential (R-R). She has attended three (3) meetings of the Windsor Township Planning Commission to discuss the proposed rezoning. Atty. MacNeal distributed information to the Board showing the location of the properties, the current zoning, the proposed rezoning and the availability of public water and sewer. She noted that the Howards started acquiring the lands in 1964 with the idea of selling it in the future for development. She added that previously a sketch plan for the properties was submitted to the Township but no further action was taken. The sketch plan included the lands of the Snook Estate (Parcels 1D & 25). It was noted that Licia Lehman is present this evening representing the Snook Estate.

Atty. MacNeal advised that the properties have access to several PennDOT maintained roads which create a wonderful road network. She added that the question is always asked about where the majority of the traffic will go. In this case, it is more likely to go to York, Harrisburg or Lancaster.

It was noted that this property is very close to the Springettsbury Township municipal line. A copy of a portion of the Springettsbury Township zoning map was distributed. A series of three aerial maps were

also distributed that show the development in this area of the Township as well as Springettsbury Township.

She added that it was said at a Windsor Township Planning Commission meeting that the R-R zone is envisioned to be an oasis of open space between developments. She noted that these properties are going to be developed one way or another.

Albert Howard asked that the Board take into consideration that we cannot make any more land. If a house is built on 2 acres, it is a waste. He noted that he is currently looking at a potential development to be submitted prior to the adoption of the new ordinance. He would appreciate not being pushed into doing a development in a hurry.

Mr. Sechrist asked Mr. Pilachowski, who is Chairman of the Planning Commission, why the Planning Commission recommended the properties be rezoned to R-R. Mr. Pilachowski advised that he has been on the Planning Commission for 14 years and the Planning Commission tries to allow growth without being excessive. In the Agricultural zone, a sliding scale was approved to limit the number of lots that can be created. The R-R zone falls between the R-1 and Agricultural zones and was applied to the larger tracts of land in the current zoning map. Mr. Pilachowski added that a representative from the York County Planning Commission attended many of their meetings and provided comments which were taken into consideration. Mike Hess noted that the proposed R-R zone is essentially the same as the Open Space zone delineated in the Comprehensive Plan.

Mike Nazmack stated that he developed Longstown Village, located in the Township. He currently is in negotiations with the Howards and proposes a development similar to Longstown Village. However, all of the homes would be single family homes. He added that he would restrict the age of the buyers by restricting the house design, not the age.

Attorney Rausch questioned what properties are being requested to remain R-1. Attorney MacNeal advised that it would be all of the properties north of Country-By-Way. Mr. Allison advised that if the Board wishes to keep the properties zoned R-1, it should be all of them. There was a discussion on which sewer pump station would receive the sewage flows. It was noted that it would be Panorama Hills.

Mr. Hess noted that the portion of Springettsbury Twp. in the area of the Howard and Snook properties is zoned R-20 and R-10. In the R-20 zone, the minimum lot size is 20,000 sq.ft. The R-10 zone has a minimum lot size of 10,000 sq.ft. It was noted that it appears that Springettsbury Twp. is trying to do the same thing that the Township is trying to do.

Paul Smith commented that if the Board wished to keep the land zoned R-1 that the East Prospect Rd. would be a good dividing line. There was more discussion.

Mr. Smith made a motion to retain the R-1 zoning for the two areas north of the East Prospect Rd. that are proposed to be rezoned to R-R. There was not a second. Mr. Smith withdrew his motion.

Mr. Heffner asked Mr. Allison for his thoughts. Mr. Allison noted that many of the properties proposed to be rezoned to R-R could make the same argument that is being made here. We have to take the whole Township into consideration and do what is best for the whole.

The Board agreed to take this under advisement.

12. Paul Ilyes- Stop bars at Freysville Intersection – Mr. Ilyes advised that when cars are traveling on Windsor Road from Windsor and make a left turn onto Freysville Road, they are cutting across the stop bar line. He commented that he is concerned about the turning radius for school buses. He noted that he spoke with Chris Schwab with TRG and he informed him that any changes would need to come from the Township. Mr. Hess advised that any changes to the intersection could affect its design, such as site distance, stacking lanes and the location of the loop detectors. Mrs. Gunnet added that when the traffic signal was designed, a bus was used in the template. She noted that any changes would require a study to be performed. If changes were to be recommended, the PennDOT permit would need to be modified and the loop detectors would have to be moved. The Board agreed that they would look at the situation.

13. Emergency Management:

- A. Mr. Fromm advised that the Board has received the 2nd Quarter 2012 Report. There were no questions.
- B. Donation to the Township – Mr. Fromm advised that \$450 will be given to the Township to hold in escrow for a new dual band radio for the EMA.
- C. Scheduled training – Mr. Fromm advised that training sessions will take place on October 13th and 14th and December 8th and 9th. Both are 16 hour courses that are required for Professional Level certifications.
- D. Discussion – Cost/Design of sign trailer – Mr. Fromm advised that he feels it would be a benefit to the Township to have a trailer that could be used to keep signage in reserve. He stated that if the Board would be interested in this concept, he would work on getting a quote. He commented that he feels that this is a need in the community and could also be used as a display at events. The Board agreed to the concept.

14. Solicitor:

- A. Ferranti & Randazzo – Appeal of Windsor Township Zoning Hearing Board decision – Attorney Rausch recommended that the Board file a Notice of Intervention with the Common Pleas Court so that the Township has the right to file an appeal should the Court overturn the Zoning Hearing Board's denial of a variance for a Boarding House. **On the motion of Paul Smith seconded by Rodney Sechrist, the Board approved the Notice of Intervention. Motion carried. Three votes yes.**
- B. Attorney Rausch advised that he is requesting an Executive Session to discuss potential litigation regarding the Brookfield & Rockledge engineering fees.

- C. Attorney Rausch advised that the **Fitz** Agreements have been signed for the easements in conjunction with the Panorama Hills Pump Station upgrade. **On the motion of Rodney Sechrist, seconded by Paul Smith, the Agreements were approved. Motion carried. Three votes yes.**

15. Township Engineer:

- A. CVS Pharmacy/J.C. Bar – Security Reduction – Mr. Hess advised that he has received a request for security reduction for CVS Pharmacy in the amount of \$456,899.85 which would be a total release. He noted that a stormwater maintenance fee in the amount of \$19,602.30 must be submitted and once that is handled, he would recommend the security release. **On the motion of Paul Smith seconded by Rodney Sechrist, the Board approved the release of security for CVS Pharmacy once the stormwater maintenance fee is paid, based on the recommendation of the Township Engineer. Motion carried. Three votes yes.**
- B. MS4 Update – Mr. Hess provided an update to the Board on the MS4. He advised that there is a total maximum daily load of pollutants that can be discharged into a waterway and there are none within the Township. He noted that Fishing Creek is the only impaired waterway in the Township so when the permit is renewed, this will need to be addressed. It will consist of outfall structures and inlet being retrofit. Mrs. Gunnet questioned if this means the Township will have to go onto private property. Mr. Hess stated that it only affects the inlets on the Township roads. Mr. Allison advised that the NPDES permit requires that all detention basins be inspected so this addresses the outfall structures. Mr. Hess added that a Chesapeake Bay Strategy Plan will need to be prepared by March 2014. He commented that as long as there is quantifiable and measurable progress, it keeps the Township in compliance. He stated that he feels the Township fared well. The new permit should be prepared for submission by September 14th.

16. Public Works:

- A. Mr. Heffner advised that the Board has received the Monthly Report for August. There were no questions.
- B. **Feasibility Study – Elimination of Beaverson Pump Station** – Mr. Trout advised that the Board has received a copy of the Feasibility Study. He stated that the zoning districts proposed with the new ordinance will have a beneficial impact on the amount of flow that will go to the Beaverson pump station. He commented that it may be better to wait until the Ordinance is approved to get a better count on the proposed EDUs. Mr. Hess explained that although there is an anticipated decrease in the amount of EDUs, these figures cannot be used until the Ordinance is adopted. Mr. Trout stated that the results of the Feasibility Study required the upgrade of two sewer lines in Springettsbury Township. The projected cost for the upgrades is \$2.5 million. Mr. Smith questioned what the cost would be to rebuild the Beaverson Pump Station. Mr. Trout estimated the cost at \$1.7 million but there would also be lines that would need to be upgraded and there would be the annual maintenance. Mrs. Gunnet advised that she will contact Springettsbury Township to let them know that the Township will be holding off until the Zoning Ordinance is adopted as this will have an impact. The study will then be updated.

- C. **Crack sealer** –Lower Windsor Township - \$4,000 – Mrs. Gunnet advised that Lower Windsor Township is interested in purchasing the old crack sealer. They have offered \$4,000. She stated that the sealer was purchased in 1997 for \$19,833 and now has 5,174 hours. She noted that she saw a comparable sealer on Muncibid with 1,551 hours had sold for \$14,600. **It was the consensus of the Board to accept Lower Windsor Township’s offer of \$4,000.**
- D. **Quotes – Resurface tennis courts** – Mr. Trout advised that the Board has received copies of the quotes to resurface the tennis courts. He advised that the Costars pricing no longer applies to this project. Funding had been carried forward from 2011. **On the motion of Paul Smith seconded by Rodney Sechrist, the Board approved to resurface the tennis courts. Motion carried. Three votes yes.**
- E. **Sewer liens over 2 years old** – Mrs. Gunnet advised that the Board has received a list of properties which have sewer liens filed against them that are over 2 years old. The amount totals to over \$64,000. **On the motion of Rodney Sechrist seconded by Paul Smith, the Board authorized Attorney Rausch to send a collection letter. Motion carried. Three votes yes.**
- F. Change in format to sewer bill – Mrs. Gunnet advised that based on IRS regulations, billing arrears cannot be made public. She stated that an invoice has been created that is structured like the Red Lion Municipal Authority water bill. She asked the Board if they would like to include a return envelope. Mr. Smith stated that currently the Township does not provide an envelope and stated that he does not feel one is necessary.
- G. Mr. Heffner questioned why the Township will be transitioning to wireless dialers. Mr. Trout advised that the cost for phones has increased and it will be more cost effective to transfer to wireless dialers. He stated that they will also record more information which will be beneficial for troubleshooting. Mr. Heffner questioned how the message would be retrieved. Mr. Trout advised that a phone call, text or email can be sent. There is surge protection provided.
- H. The Board questioned if Mr. Sematoske had obtained his CDL yet. Mrs. Gunnet advised that he has acquired his permit and is riding with an approved driver.
- I. Mr. Heffner advised that the Meadow Road bridge looks good.

17. Other Business:

- A. Mrs. Gunnet advised that the Board has received a copy of the letter that York Waste Disposal will be sending to the residents regarding the delivery and use of the toter that they will be providing. Delivery will begin the week of August 27th. Mr. Smith noted that he feels that most residents in Longstown Village will not be interested in the toter and suggested that York Waste Disposal not deliver toters until the homeowner contacts them that they would like one.
- B. Mr. Heffner advised that the Board has received the Township Manager Report for July. There were no questions.

- C. Mr. Heffner advised that the Board has received the Zoning Report for July. There were no questions.
- D. Mr. Heffner advised that the Board has received the Dog Officer Report for July. There were no questions. Mrs. Gunnet added that there will not be an increase for 2013 and a contract will be prepared.
- E. Mr. Heffner advised that the meeting for September 3, 2012 has been cancelled. The next meeting will be held on September 17th at 6:00 p.m.
- F. **Uniform Construction Code Board of Appeals** – Mrs. Gunnet advised when the Township adopted the UCC, it was decided to use the Appeals Board created by the County. She stated that based on recent court case, it is necessary to have an Intergovernmental Agreement with the County in order to use their Appeals Board. Mr. Allison advised that this does not change the process. The Township has had one appeal but it was a written decision. **It was the consensus of the Board to enter into an Intergovernmental Agreement with the County.**
- G. Mrs. Gunnet advised that the Township has submitted an application to PennDEP for reimbursement of half of the costs for the Act 537 plan. She stated that it could take 2 to 3 years to receive the refund which will be in the amount of \$52,871.60.
- H. **Yorkana ballfield:** Mowing/dragging of field; Construction of ramp at shed; and Gasoline for mower – Mr. Smith advised that the Township has an agreement with the Yorkana Fire Department to use the Yorkana ballfield. He stated that a previous coach had maintained the field. This fall, WARC plans to use the field for practice. Modern will be mowing the field, but WARC is requesting that the Township use the Sandpro to drag the field as needed. They are also requesting that the Township pay for gasoline for the riding mower that is kept at the field. There is a shed at the field that the mower is stored in. However, there is not a ramp to get the mower in easily. WARC is requesting that the Township construct a ramp to the building.

Mr. Shaffer advised that the field would only need to be drug once every two weeks. He noted that the coaches can use the mower with pull behind drag when needed.

On the motion of Rodney Sechrist seconded by Paul Smith, the Board approved to drag the Yorkana ballfield as needed, purchase gasoline for the riding mower that is stored at the ballfield and construct a ramp to the shed. Motion carried. Three votes yes.

- I. Final Draft of Zoning Ordinance to York County Planning Commission – Mr. Allison advised that the Township intends to send the final draft of the Zoning Ordinance to the York County Planning Commission at the beginning of September for review at their meeting in October. He stated that he will check with the YCPC to see if a change to the R-R zone will delay their review. Mrs. Gunnet advised that if it does not, the Ordinance will be before the Board in November for a Public Hearing and approval. Mr. Smith stated that he does not want to approve the Ordinance in December. Attorney Rausch advised that the public hearing could take place and then the Board could approve in 2013. The approval must take place within 90 days after the Public Hearing.

- J. Mrs. Gunnet advised that she has received the lawn care estimate from Kimberly Lawn Care for fall 2012. She stated that it is in the amount of \$3,690 which is the same as 2011. **On the motion of Rodney Sechrist seconded by Paul Smith, the Board approved the contract. Motion carried. Three votes yes.**
- K. Dates – Pre-Budget & Budget Workshops – After discussion, it was determined that the pre-budget workshop will be held on October 1st at 8:30 a.m. and the budget workshop will be held on November 5th at 12:00 p.m.
- L. C.S. Davidson – Security reduction for Ignazio & Nina Argento – Mrs. Gunnet advised that a request for security reduction had been requested by the Argentos for Ezio’s Way. C.S. Davidson is not recommending a reduction. She advised that there are 3 lots which have not been built upon and therefore there are improvements for which security is being held. Bob Argento advised that they do not have any intentions of selling these lots. He added that if a Building Permit would be issued, the improvements that security is being held for would be required to be installed before a Certificate of Occupancy could be issued. Mr. Allison advised that when a lot is created, it is the Township’s policy to hold security. The release of security would be a deviation from the Township’s procedure. Mr. Argento noted that in addition, there is a discrepancy in the amount of security being held based on the lineal footage of sidewalk. Mr. Allison advised that this will be reviewed and if the figures are incorrect, it will be adjusted.
- M. Knox Box Ordinance – Six citations issued – Mrs. Gunnet advised that she filed six citations. She noted that one of the companies cited has already picked up an order form. She stated that if the box is installed, the Township will withdraw the citation.

Jerry Pilachowski advised that he has received a citation. He explained that he had a home occupation approved in 1995. His business is now a nonconforming use in an R-1 zone under the current ordinance. He stated that the Knox Box Ordinance is directed toward commercial and industrial uses and excludes 1 and 2 family dwellings. He commented that he feels he fits into this category. He asked if the Township is requiring other home occupations to install a Knox box. Mr. Allison advised that most home occupations are located within the home and his is within the barn. Mr. Pilachowski stated that there is always someone home at his residence. Mr. Smith advised that Rutter’s had requested an exemption based on the fact that they never close but their request was denied. Mr. Pilachowski noted that his property is mostly used as the residence and he is requesting an exemption from the installation of the Knox box based on being a home occupation.

Mr. Heffner asked if there are other home occupations that are being required to install a Knox box. Mr. Allison advised that there are not and that this situation is unique. **On the motion of Rodney Sechrist seconded by Paul Smith, the Board granted an exemption for the installation based on the business being a home occupation. Motion carried. Three votes yes. Mrs. Gunnet will withdraw the citation.**

N. **Freysville Intersection: Change Order #6 – \$32,914.63 and Payment Application #9 – \$63,809.25** – Mrs. Gunnet advised that the Board has a copy of the Change Order. The amount of the change order is included in Payment #9. **On the motion of Paul Smith seconded by Rodney Sechrist, the Board approved the Change Order and Payment #9. Motion carried. Three votes yes.**

O. Mrs. Gunnet advised that the fall newsletters will be mailed this week and will be posted on the website.

18. Unfinished Business:

A. Panorama Hills Pump Station – Discussed under 14C.

B. Sewer Rate Study – Discussion – Mrs. Gunnet advised that she had recently attended a seminar at which she questioned how much money should be kept in reserve. The instructor suggested having two to three months of expenditures in reserve. She stated that she did not feel that this is realistic.

C. Christensen Road – This item was tabled.

19. Public Comment – Mr. Heffner noted that if speakers do not wish to have their address recorded, they must state this when speaking. There was none.

20. Supervisors Comments – Mr. Heffner asked the Board if they had any comments. There were none.

21. On the motion of Paul Smith seconded by Rodney Sechrist, the bills were approved. Motion carried. Three votes yes.

22. The meeting of the Windsor Township Board of Supervisors adjourned into an Executive Session to discuss potential litigation at 9:45 p.m.

Respectfully submitted,

Jennifer L. Gunnet
Secretary

CITIZENS PRESENT

August 20, 2012

Elmer Fromm	50 Oak Drive Red Lion PA
Vera Miller	
Paul Ilyes, Jr.	65 Kendale Road Red Lion PA
Palmer Ropp	3090 Freysville Road Red Lion PA
Cynthia Ropp	3090 Freysville Road Red Lion PA
Denette Ohl	3019 Ashcomb Court Red Lion PA
Timothy P. Ruth	221 W. Phila. St., Ste 600 East York PA
Denny Peters	3145 Freysville Road Red Lion PA
Audie Roth	3100 Freysville Road Red Lion PA
Kathy Kerchner	3067 East Prospect Road York PA
Dan Templeton	
Stacey MacNeal	345 E. Market Street York PA
Greg Howard	260 Country By Way York PA
Albert Howard	75 County By Way York PA
Licia Lehman	379 Wire Road York PA
Mike Nazmack	4904 Libhart Mill Road Hellam PA
Jerry Pilachowski	3265 Cape Horn Road Red Lion PA
Michael Diehl	WARC
Christopher Shaffer	WARC
Officer Crimmel	YARPD
Bob Argento	